

**REGULAR MEETING MINUTES**  
**ZONING BOARD OF APPEALS**  
**WEDNESDAY, ~~JANUARY DECEMBER 18~~SEPTEMBER 18 MAY 15APRIL 17MARCH 20**  
**~~JANUARY 16~~FEBRUARY 20, 2013JULY 18, 201215, 2014**

**TOUR**

No tour was conducted.

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The Zoning Board of Appeals held a public hearing in Legislative Chamber, Room 314, Town Hall, 50 South Main Street, West Hartford, on Wednesday, ~~July 17May 15April 17July 18January 16~~~~February March 20 20, 2013September 18November 20December 18, 2013January 15, 2014~~, at 7:00 P.M.

**PRESENT:** ~~Chair: FoleyNeville; Chair: Foley; Vice Chair: Grise; Commissioners:- Foley, GriseSadinsky and Smilowitz, Foley, and Doyle, Sadinsky, Grise, Smilowitz, Doyle and DiMatteoFoleyFoley, Smilowitz and DiMatteo; Alternates: DiMatteo; Neville, Smilowitz, Doyle, Zydanowicz and Grise; Secretary to Zoning Board of Appeals: Brian Pudlik~~

~~**ABSENT:** Commissioner Grise and AlternateSadinsky, DoyleAlternates: Dimatteo and Doyle~~

~~**ABSENT:** Commissioners Sadinsky, DiMatteo and Doyle Neville Commissioners Tucker and Sadinsky~~

**HEARING LEGALLY ADVERTISED ON:**

~~Thursday, ~~July, January 3February 7,M, September 5November 7December 5January 2, 20143May 2July 4, 2013March 7April 4, 20135, 2012~~~~

~~Thursday, ~~January 9, 2014May 9July 11September 12November 14December 12, 2013 April 11July 12February March 14January 10, 20123~~~~

**DECISIONS FILED WITH THE CLERK AND HARTFORD COURANT:**

~~Tuesday, ~~January 21, 2014September 24November 26December 24, 2013May 21July 23, 2013April 23July 24February March 26January 22, 2013, 2012~~~~

**EFFECTIVE DATE:** ~~Wednesday ~~January 8, June 5October 9 2014February 5, 2014, MarchApril February 7, 20130May 8, 2013Wednesday, August 8, 2012~~~~

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At the regular meeting of the Zoning Board of Appeals the following action~~ss were w~~~~asere~~ taken:

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~~#30-12 15 Erwin Street Petition of J. Burnep, requesting a variance to section 177-32(E)(14), Parking Specifications. Requesting a variance to allow parking forward of the Building Line where no parking space is provided behind the Building Line, in order to convert the existing one car garage into living space per plans on file. **R-6 ZONE**~~

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At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Zydanowicz made a motion to grant the petition; second by Commissioner Smilowitz. The Board made its decision to grant the petition based on the following conditions:

- ~~1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.~~
- ~~2. Variance request is minor and will not adversely impact neighboring properties.~~
- ~~3. Due to the proximity of the home to the property line, there is no opportunity to create a parking space behind the building line~~

~~VOTE: 5-0 Voting in favor were Commissioners Smilowitz (seated for Sadinsky), Doyle (seated for Tucker), Foley, Neville and Zydanowicz~~

~~Petition Unanimously Approved.~~

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~~#31-12 4 Geneva Avenue~~ Petition of R. Harrison, requesting a variance to section 177-20(D)(1), Obstruction in Yards. Requesting a two (2) foot variance to the four (4) foot height limitation, as well as to the requirement that fences forward of the Building Line be a minimum of half solid, in order to install a six (6) foot privacy fence per plans on file. ~~R-6 ZONE~~

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Doyle made a motion to grant the petition; second by Commissioner Grise. The Board made its decision to grant the petition based on the following conditions:

- ~~1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.~~
- ~~2. Variance request is minor and will not adversely impact neighboring properties.~~
- ~~3. The subject property is extremely unique with frontage on three streets.~~
- ~~4. The area between the fence and Farmington Avenue shall remain vegetated such that the fence is minimally visible from the street.~~
- ~~5. A fence permit must be obtained prior to erecting the fence.~~

~~VOTE: 4-1 Voting in favor were Commissioners Grise (seated for Sadinsky), Doyle (seated for Tucker), Foley and Zydanowicz~~

~~Opposed: Commissioner Neville~~

~~Petition Approved.~~

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~~#32-12 8 Iroquois Road~~ Petition of D. Stockwell requesting a Special Exception for a customary home occupation in order to operate a massage therapy practice as an accessory use to the residence per Section 177-49 of the Zoning Ordinances for a period of one (1) year per plans on file.  
~~R-13 ZONE~~

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At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Neville made a motion to grant the petition; second by Commissioner Zydanowitz. The Board made its decision to grant the petition based on the following conditions:

1. ~~This approval is granted for a period of one (1) year. At that time a renewal notification of requirements will be sent. Failure to renew will void the application approval.~~
2. ~~The hours of operation shall be:  
Monday-Saturday 7:30 a.m. — 8:00 p.m.  
Sunday No hours of operation~~
3. ~~Hours are by appointment. No more than four (4) clients per week.~~
4. ~~The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.~~
5. ~~All clients shall park on-site—no street parking is permitted.~~
6. ~~No employees.~~
7. ~~No signage.~~

~~VOTE: 5-0 Voting in favor were Commissioners Grise (seated for Sadinsky), Smilowitz (seated for Tucker), Foley, Neville and Zydanowicz~~

~~Petition Unanimously Approved.~~

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~~#33-12 566 New Park Avenue~~ Petition of M. Goldin d.b.a. Advantage Automotive, Inc., requesting a renewal of location approval for a Used Car Dealers/Repairers License for a period of five (5) years per plans on file.  
~~IG-ZONE~~

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Doyle made a motion to grant the petition; second by Commissioner Zydanowicz. Neville recused himself. The Board made its decision to renew/grant the petition with the following conditions:

1. ~~This approval is granted for a period of (5) five years. At that time a renewal notification of requirements will be sent. Failure to renew will void the application approval.~~
2. ~~The hours of operation shall be: Repairs and Sales  
Monday-Friday 8:00a.m. — 6:00p.m.  
Saturday 8:00a.m. — 2:00p.m.  
Sunday No hours of operation~~
3. ~~The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.~~
4. ~~No discounted parts and/or junk motor vehicles shall be stored outside of the building. Routine inspections shall be conducted.~~

~~VOTE: 5-0 Voting in favor were Foley, Zydanowicz, Doyle (seated for Sadinsky), Smilowitz (seated for Tucker) and Grise (seated for Neville).~~

~~Petition unanimously approved.~~

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#34-12 ~~1072 New Britain Avenue~~ Petition of A. Carducci d.b.a. A.C. Automotive, Inc., requesting a renewal of location approval for a Used Car Dealers/Repairers License for a period of five (5) years per plans on file.  
~~BG/TND ZONE~~

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Neville made a motion to grant the petition. Second by Commissioner Zydanowicz. The Board made its decision to renew/grant the petition with the following conditions:

1. ~~This approval is granted for a period of (5) five years. At that time a renewal notification of requirements will be sent. Failure to renew will void the application approval.~~
2. ~~The hours of operation shall be:~~  
~~Monday-Friday 7:00A.M. - 5:00P.M.~~  
~~Saturday and Sunday No hours of operation~~
3. ~~The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.~~
4. ~~There shall be no body work on the premises.~~
5. ~~There shall be no outside storage of dismantled motor vehicles, junk parts or discarded parts.~~

VOTE: ~~5-0~~ Voting in favor were Commissioners Foley, Zydanowicz, Neville, Smilowitz (seated for Sadinsky) and Doyle (seated for Tucker)

~~Petition unanimously approved.~~

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#35-12 ~~34 Hurlbut Street~~ Petition of B. Grossman d.b.a. Ticket to Ride, Inc., requesting a renewal of location approval for a Used Car Dealers/Repairers License for a period of five (5) years per plans on file.  
~~IG ZONE~~

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Zydanowicz made a motion to grant the petition; second by Commissioner Doyle. Neville recused himself. The Board made its decision to renew/grant the petition with the following conditions:

1. ~~This approval is granted for a period of (5) five years. At that time a renewal notification of requirements will be sent. Failure to renew will void the application approval.~~
2. ~~The hours of operation shall be:~~  
~~Monday-Friday 8:30A.M. 6:00P.M.~~  
~~Saturday 9:00A.M. 1:00P.M.~~  
~~Sunday No hours of operation~~
3. ~~The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.~~
4. ~~No junk vehicles shall be stored outside the building.~~
5. ~~No discarded parts shall be kept outside the building.~~

**VOTE: 5-0** ~~Voting in favor were Commissioners Foley, Zydanowicz, Smilowitz (seated for Sadinsky), Doyle (seated for Tucker) and Grise (seated for Neville)~~

**Petition unanimously approved**

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**#35-13** **161 Oakwood Avenue** - Petition of N. Gupta requesting a variance to Section 177-36(B), Alcoholic Beverages. Requesting a variance to the requirement that an establishment wishing to carry any class of liquor permit, including a Grocery Beer Liquor Permit, be a minimum of 200 feet from a public park in order for Harvest Country store to obtain this type of permit with less than a 200 foot separation from Kennedy Park, per plans on file.

**BN Zone**

**Deliberations Continued from the December 18<sup>th</sup> meeting of the ZBA**

**Withdrawn by the applicant**

**#34-13** **11 Spruce Lane** - Petition of Hilary Donald, L'Are Architects (R.O.'s Richard Woolfson and Colleen Masse) requesting a variance to Section 177-20, Obstructions in yards. Requesting a variance to the 35 foot rear yard setback for the vertical expansion of an existing legal nonconforming one-story structure to two stories within the existing footprint, as well as the construction of a new one-story addition, all per plans on file.

**R-13 Zone**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Foley made a motion to grant the petition; second by Commissioner Smilowitz. In reaching its decision, the Board found the following conditions to exist:

- Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
- Variance request is minor and will not adversely impact neighboring properties.
- There are unique conditions especially affecting the land and structure for which this variance was sought
- A permit must be obtained prior to any construction activity.

**VOTE: 4-0; Voting in favor were Commissioners: DiMatteo (seated for Sadinsky), Foley, Grise and Smilowitz.**

**Commissioner Neville recused**

**Opposed-0**

**Petition unanimously approved.**

**#30-13** **101 Waterside Lane** - Petition of Mulcunry Builders Inc. (R.O. Sharon Mulvey) requesting a variance to Section 177-20(E), Obstructions in yards. Requesting a variance to the 30 foot rear yard setback for the construction of two (2) one story additions per plans on file.

**R-10 Zone**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Foley made a motion to grant the petition; second by Commissioner DiMatteo. In reaching its decision, the Board found the following conditions to exist:

- The property is bisected by a town line separating West Hartford from Farmington, which is proximate to the home and creates a condition that necessitates a variance for any construction on the rear of the home. This characteristic is unique to this property.
- Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
- Variance request is minor and will not adversely impact neighboring properties.
- A permit must be obtained prior to any construction activity.

VOTE: 4-0 Voting in favor were Commissioners: Foley, DiMatteo (seated for Grise), Neville, and Sadinsky

Opposed-0

Petition unanimously approved.

**Resolution Authorizing Settlement of Pending Zoning Appeal: William and Susan Shea v. Zoning Board of Appeals.** (item added September 16, 2013)

Commissioner Foley made a motion to approve; second by Commissioner Sadinsky. VOTE: 5-0 Unanimously Approved.

**Resolution Approved:**

#24-13 191 Woodrow Street—Petition of S. Ivins requesting a variance to Section 177-20(E), Obstructions in Yards. Requesting a +/- 11 foot variance to the 30-foot rear yard setback in order to rebuild and modify a previously existing legal non-conforming deck on the same footprint as the previous deck, per plans on file.  
**R-10 Zone**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Sadinsky made a motion to grant the petition; second by Commissioner Grise. In reaching its decision, the Board found the following conditions to exist:

- Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
- Variance request will not adversely impact neighboring properties.
- A permit must be obtained prior to any construction activity.

VOTE: 5-0 Voting in favor were Commissioners: DiMatteo (seated for Foley), Grise, Neville, Sadinsky, Smilowitz  
Opposed-0

Petition unanimously approved.

#14-13 22 Montclair Drive—Petition of E. Jones requesting a Special Exception for a customary home occupation in order to operate a career counseling practice as an accessory use to the residence per Section 177-49 of the Zoning Ordinances for a period of one (1) year per plans on file.  
**R-6 Zone**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Foley made a motion to grant the petition. Second by Commissioner Sadinsky. The Board made its decision to grant the petition with the following conditions:

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- ~~1. This permission is granted for a period of one (1) year. At that time you will be notified of the requirement to renew this permit. Failure to renew will render this approval void.~~
- ~~2. The hours of operation shall be:~~
  - ~~Tuesday-Friday: 10:00a.m.- 5:00p.m.~~
  - ~~Evenings: Monday – Thursday: 5p.m. – 8:30p.m.~~
  - ~~Saturday: 10a.m. – 2p.m.~~
- ~~3. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.~~
- ~~4. No signage.~~
- ~~5. No employees.~~
- ~~6. Client parking must be on the driveway, on site.~~
- ~~7. Limited to 4 clients maximum per day; one client at a time separated by 30 minutes between clients.~~

~~VOTE: 5-0 Voting in favor were Commissioners Foley, Grise, Neville, Sadinsky, Smilowitz~~  
~~Opposed – 0~~

~~Petition unanimously approved.~~

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~~#6-13 974-980 New Britain Avenue Petition of Town Fair Tire Centers of CT, LLC seeking location approval for a Motor Vehicle Dealers/Repairers License for a period of five (5) years per plans on file. IG-Zone~~

~~At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:~~

~~Commissioner Foley made a motion to grant the petition. Second by Commissioner DiMattaio. The Board made its decision to grant the petition with the following conditions:~~

- ~~1. This approval is granted for a period of five (5) years. At that time a renewal notification of requirements will be sent. Failure to renew will void the application approval.~~
- ~~2. The hours of operation shall be:~~

	<del>Repairs</del>	<del>Sales</del>
<del>Monday</del>	<del>8:00am-7:00pm</del>	<del>8:00am-7:00pm</del>
<del>Tuesday-Friday</del>	<del>8:00am-6:00pm</del>	<del>8:00am-6:00pm</del>
<del>Saturday</del>	<del>8:00am-4:00pm</del>	<del>8:00am-4:00pm</del>
<del>Sunday</del>	<del>Closed</del>	<del>Closed</del>
- ~~3. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.~~
- ~~4. No discarded parts shall be kept outside the building.~~

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~~VOTE: 5-0 Voting in favor were Commissioners Foley, DiMatteo, Neville, Grise and Smilowitz.~~  
~~Opposed – 0~~

~~Petition Unanimously approved.~~

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**#36-13      49 Shield Street - Petition of Anthony Aniello, d.b.a International Auto Radiator, Inc., requesting location approval for a Used Car Dealers/Repairers License for a period of one (1) year per plans on file.**  
**IG ZONE**  
**Postponed at the request of the applicant from the December 18<sup>th</sup> meeting of the ZBA**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Sadinsky made a motion to grant the petition; second by Commissioner Foley.

- 1.      This approval is granted for a period of one (1) year. At that time a renewal notification of requirements will be sent. Failure to renew will void the application approval.**
- 2.      The hours of operation for repairs and sales shall be:**  
**Monday-Friday      7:30 am – 6:00 pm**  
**Saturday      7:30 am – 12:00 pm**
- 3.      The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.**
- 4.      No junk vehicles shall be stored outside the building.**
- 5.      No discarded parts shall be kept outside the building.**
- 6.      Use of the property must be in conformance with the approved site plan on file**

**VOTE:    5-0      Voting in favor were Commissioners: Foley, DiMatteo (seated for Grise), Neville, Sadinsky and Smilowitz**  
**Opposed- 0**

**Petition Unanimously Approved.**

**#35-13      161 Oakwood Avenue - Petition of N. Gupta requesting a variance to Section 177-36(B), Aleoholic Beverages. Requesting a variance to the requirement that an establishment wishing to carry any class of liquor permit, including a Grocery Beer Liquor Permit, be a minimum of 200 feet from a public park in order for Harvest Country store to obtain this type of permit with less than a 200 foot separation from Kennedy Park, per plans on file.**  
**BN Zone**

**^ Motion to continue by Chair Neville; Second by Grise**

**^ VOTE:    5-0; Voting in favor were Commissioners: DiMatteo (seated for Sadinsky), Foley, Grise and Smilowitz.**

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**#31-13      84 Overbrook Road - Petition of N. Armstrong requesting a variance to Section 177-20, Obstructions in yards. Requesting a variance to the ten (10) foot side yard setback for the construction of a deck, per plans on file.**  
**R-10 Zone**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Sadinsky made a motion to grant the petition; second by Commissioner Foley. In reaching its decision, the Board found the following conditions to exist:



~~Due to a Building Line established for a street that was never built, the position of the home on the lot is such that a variance is required for any addition on the rear of the home.~~  
~~Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.~~  
~~Variance request is minor and will not adversely impact neighboring properties.~~  
~~A permit must be obtained prior to any construction activity.~~

~~VOTE: 4-0 Voting in favor were Commissioners: Foley, DiMatteo (seated for Grise), Neville, and Sadinsky~~

~~Opposed-0~~

~~Petition unanimously approved.~~

~~#26-13 1424-1426 Boulevard - Petition of C. Roberts, Applicant, (D. Canales, R.O.), requesting a Special Exception for a customary home occupation in order to operate a one-on-one yoga instruction practice as an accessory use to the residence per Section 177-49 of the Zoning Ordinances for a period of one (1) year per plans on file.~~  
~~RM-3R Zone~~

~~At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:~~

~~Commissioner Grise made a motion to grant the petition. Second by Commissioner Foley. Commissioner Sadinsky made a motion to split the question separating the vote on the Special Exception from the vote on the sign request. Second by Commissioner Grise. The Board made its decision to grant the petition for the Special Exception with the following conditions:~~

- ~~1. This permission is granted for a period of one (1) year. At that time you will be notified of the requirement to renew this permit. Failure to renew will render this approval void.~~
- ~~2. The hours of operation shall be:  
Monday-Friday: 9:00a.m.-12:00p.m., 1:00p.m.-4:00p.m.  
Evenings: Monday-Friday: 6:00p.m.-9:00p.m.  
Saturday: 9:00a.m.-12:00p.m.~~
- ~~3. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.~~
- ~~4. No employees.~~
- ~~5. Client parking must be in the marked spot on the driveway, on site.~~
- ~~6. Limited to 5 clients maximum per day by appointment only; one client at a time separated by 15 minutes between clients.~~

~~VOTE: 5-0 Voting in favor were Commissioners Foley, Grise, Neville, Sadinsky, Smilowitz~~  
~~Opposed-0~~

~~Petition Unanimously Approved.~~

~~The Board made its decision to deny the petition for the sign.~~

~~VOTE: 2-3 Voting in favor were Commissioners Foley and Neville,~~  
~~Opposed- Commissioners Grise, Sadinsky and Smilowitz~~

~~Petition Denied~~

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~~#32-13 1113 North Main Street~~ — Petition of C. Zho requesting a renewal to a Special Exception to maintain a customary home occupation for an acupuncture office as an accessory use to the residence for a period of three (3) year per Section 177-49 and plans on file.  
~~R-13 ZONE~~

~~At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:~~

~~Commissioner Neville made a motion to grant the petition; second by Commissioner Sadinsky. In reaching its decision, the Board found the following conditions to exist:~~

- ~~— This permission is granted for a period of three (3) years. At that time you will be notified of the requirement to grant this permit. Failure to renew will render this approval void.~~
- ~~— The hours of operation shall be:~~
  - ~~— Monday – Friday 9:00 am – 5:30 pm~~
- ~~— The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.~~
- ~~— There shall be no employees.~~
- ~~— No more than two (2) client vehicles shall be parked in driveway.~~
- ~~— Walkway to the rear of the property must be lighted properly to ensure safety of clients.~~

~~VOTE: 4-0 Voting in favor were Commissioners Foley, DiMatteo (seated for Grise), Neville and Sadinsky~~

Petition approved:

~~#01-14 212 Warrenton Avenue~~ - Petition of D & P Peterson, requesting a variance to Section 177-20(D), Obstructions in yards. Requesting a variance to the requirement that fences forward of the building line be a maximum of 4 feet tall and not more than half-solid for the construction of a transitional section of fence with a maximum approximate height of 5 feet for the portion of the fence forward of the building line.  
~~R-6 Zone~~

~~At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:~~

~~Commissioner Foley made a motion to grant the petition; second by Commissioner Neville. In reaching its decision, the Board found the following conditions to exist:~~

- ~~1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.~~
- ~~2. Variance request is minor and will not adversely impact neighboring properties.~~

~~VOTE: 5-0; Voting in favor were Commissioners: DiMatteo (seated for Grise), Foley, Neville, Sadinsky and Smilowitz.~~

~~Opposed- 0~~

Petition unanimously approved.

~~#36-13 49 Shield Street~~ — Petition of Anthony Aniello, d.b.a. International Auto Service Center, Inc., requesting location approval for a Used Car Dealers/Repairers License for a period of one (1) year per plans on file.  
~~IG ZONE~~

**POSTPONED TO JANUARY 18, 2014.**

**#27-13        80 Knollwood Road** Petition of M. Jarvis requesting a variance to Section 177-20;  
Obstructions in yards. Requesting an 8 inch variance to the 10 foot side yard setback  
requirement for the construction of a two story addition, per plans on file.  
**R 10 Zone**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Grise made a motion to grant the petition; second by Commissioner Foley. In reaching its decision, the Board found the following conditions to exist:

- Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
- Variance request is minor and will not adversely impact neighboring properties.
- A permit must be obtained prior to any construction activity.

**VOTE:    5-0        Voting in favor were Commissioners: Foley, Grise, Neville, Sadinsky, Smilowitz**  
**Opposed- 0**

**Petition unanimously approved.**

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**#02-14        178 Park Road** - Petition of T. Christopher, requesting location approval for a Used Car  
Dealers/Repairers License for a period of one (1) year per plans on file.  
**BG ZONE**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Foley made a motion to grant the petition; second by Commissioner Sadinsky.

- 1.        This approval is granted for a period of one (1) year. At that time a renewal notification of requirements will be sent. Failure to renew will void the application approval.**
- 2.        The hours of operation for repairs and sales shall be:**  
**Monday-Friday        8:00 am – 8:00 pm**  
**Saturday                8:00 am – 6:00 pm**
- 3.        The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.**
- 4.        No junk vehicles shall be stored outside the building.**
- 5.        No discarded parts shall be kept outside the building.**
- 6.        Use of the property must be in conformance with the approved site plan on file**

**VOTE:    5-0        Voting in favor were Commissioners: Foley, DiMatteo (seated for Grise), Neville, Sadinsky and Smilowitz**  
**Opposed- 0**

**Petition Unanimously Approved.**

~~#37-13 1005 New Britain Avenue~~ Petition of Edward Michaels, d.b.a. Toria Truck Rental and Leasing, Inc., requesting location approval for a Used Car Dealers/Repairers License for a period of one year (1) per plans on file.  
~~BG ZONE~~

~~At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:~~

~~Commissioner Foley made a motion to grant the petition; second by Commissioner DiMatteo. The Board made its decision to grant the petition with the following conditions:~~

- ~~1. This approval is granted for a period of (1) one year. At that time a renewal notification of requirements will be sent. Failure to renew will void the application approval.~~
- ~~2. The hours of operation shall be:  
Monday-Friday 8:00 a.m. – 6:00 p.m.  
Saturday 9:00 a.m. – 1:00 p.m.~~
- ~~3. Parking area shall be striped in accordance with new approved site plan.~~
- ~~4. Parking of employee vehicles as well as vehicles for sale shall be limited to the parking areas specifically designated on the new approved site plan.~~
- ~~6. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.~~
- ~~7. No junk vehicles shall be stored outside the building.~~
- ~~8. No discarded parts shall be kept outside the building.~~

~~VOTE: 5-0 Voting in favor were Commissioners DiMatteo (seated for Sadinsky), Foley, Grise, Neville and Smilowitz  
Opposed—0~~

~~Petition Unanimously approved.~~

~~#33-13 7B Andover Drive~~ Petition of J. Leavitt, d.b.a. Trios Auto Sales, requesting location approval for a Used Car Dealers/Repairers License for a period of one (1) year per plans on file.  
~~IG ZONE~~

~~At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:~~

~~Commissioner Foley made a motion to grant the petition; second by Commissioner DiMatteo.~~

- ~~1. This approval is granted for a period of one (1) year. At that time a renewal notification of requirements will be sent. Failure to renew will void the application approval.~~
- ~~2. The hours of operation for repairs and sales shall be:  
Monday-Friday 10:00 am – 6:00 pm  
Saturday 10:00 am – 2:00 pm~~
- ~~3. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.~~
- ~~4. No junk vehicles shall be stored outside the building.~~
- ~~5. No discarded parts shall be kept outside the building.~~

~~VOTE: 4-0 Voting in favor were Commissioners: Foley, DiMatteo (seated for Grise), Neville and Sadinsky  
Opposed—0~~

Petition Unanimously Approved.

\*\*\*\*\*

#25-13      129 Federal Street      Petition of D. Murray requesting a variance to Section 177-6(D), Standards

Commissioner Grise, Smilowitz, Grise, Sadinsky, Neville, Smilowitz, DiMatteo, Sadinsky, Smilowitz

VOTE: 5-0 Unanimously Approved.

R-6 Zone

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Sadinsky made a motion to grant the petition; second by Commissioner Grise. In reaching its decision, the Board found the following conditions to exist:

- Variance request is limited to 11 inches based on information presented at the public hearing.
- Granting of the variance is minor and is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
- Variance request will not adversely impact neighboring properties.
- A permit must be obtained prior to any construction activity.

VOTE: 5-0      Voting in favor were Commissioners: Doyle (seated for Foley), Grise, Neville, Sadinsky, Smilowitz  
Opposed-0

Petition unanimously approved.

#15-13      416 Oakwood Avenue      Petition of D. Pauluk requesting a variance to Section 177-20,

Obstructions in Yards. Requesting a 1.2 foot variance to the 4 foot side yard setback on the north side of the property for the construction of a one-story addition per plans on file.

R-6 Zone

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Grise made a motion to grant the petition; second by Commissioner Sadinsky. In reaching its decision, the Board found the following conditions to exist:

- Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
- Variance request is minor and will not adversely impact neighboring properties.
- There are unique conditions especially affecting the land and structure for which this variance was sought.
- A permit must be obtained prior to any construction activity and an as-built survey must be submitted prior to CO issuance.

VOTE: 5-0      Voting in favor were Commissioners: Foley, Grise, Neville, Sadinsky, Smilowitz  
Opposed-0

Petition unanimously approved.

#7-13      628 Flatbush Avenue      Petition of Anibal Santos, d.b.a. A&S Auto Repair, LLC seeking location approval for a Motor Vehicle Dealers/Repairers License for a period of three (3) years per plans on file.

BG Zone

Commissioner GriseSmilowitzGriseSadinskyNevilleSmilowitzDiMatteo, Sadinskymilowitz  
VOTE: 5-0 Unanimously Approved.

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Grise made a motion to grant the petition; second by Commissioner Foley.

1. This approval is granted for a period of three (3) years. At that time a renewal notification of requirements will be sent. Failure to renew will void the application approval.
2. The hours of operation for repairs and sales shall be:  
Monday-Friday 8:00 am - 5:00 pm  
Saturday 8:00 am - 1:00 pm Repairs Sales 8:00 am - 12:00 pm
3. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.
4. No junk vehicles shall be stored outside the building.
5. No discarded parts shall be kept outside the building.
6. Maximum number of vehicles limited by approved site plan on file

VOTE: 5-0 Voting in favor were Commissioners: DiMatteo, Foley,  
Neville, Grise, Smilowitz  
Opposed-0

Petition Unanimously Approved.

\*\*\*\*\*

#16-13 127 Orchard Road - Petition of M. Stauffer requesting a variance to Section 177-20, Obstructions in Yards. Requesting a +/- 14 foot variance to the fifty foot rear yard setback on the south side of the property for the expansion of an existing deck previously approved by variance in 1986 per plans on file.  
R-40 Zone

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Sadinsky made a motion to grant the petition; second by Commissioner Foley. In reaching its decision, the Board found the following conditions to exist:

- Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
- Variance request is minor and will not adversely impact neighboring properties.
- There are unique conditions especially affecting the land and structure for which this variance was sought.
- A permit must be obtained prior to any construction activity.

VOTE: 5-0 Voting in favor were Commissioners: Foley, Grise, Neville, Sadinsky, Smilowitz

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~~Commissioner GriseSmilowitzGriseSadinskyNevilleSmilowitzDiMatteo. Sadinskymilowitz~~  
~~VOTE: 5-0 Unanimously Approved.~~

~~**Petition unanimously approved.**~~

~~**#8-13 918 New Britain Avenue** Petition of Pack 2000, Inc. d.b.a Midas Muffler  
Shops, seeking location approval for a Motor Vehicle Dealers/Repairers License  
for a period of five (5) years per plans on file.  
**BG Zone**~~

~~At the regular meeting of the Zoning Board of Appeals, immediately following the public  
hearing, the following action was taken:~~

~~Commissioner Smilowitz made a motion to grant the petition. Second by Commissioner Grise.  
The Board made its decision to grant the petition with the following conditions:~~

- ~~1. This approval is granted for a period of five (5) years. At that time a renewal  
notification of requirements will be sent. Failure to renew will void the  
application approval.~~
- ~~2. The hours of operation shall be:~~

<del>Monday-Friday</del>	<del>7:30a.m.- 6:00p.m.</del>
<del>Saturday</del>	<del>7:30a.m.- 5:00p.m.</del>
<del>Sunday</del>	<del>No hours of operation</del>
- ~~3. The premises shall be maintained in a manner satisfactory to the Zoning Board of  
Appeals and the Zoning Enforcement Officer.~~
- ~~4. No junk vehicles shall be stored outside the building.~~
- ~~5. Bulk storage containers used for garbage, refuse, rubbish, litter, etc. must be  
equipped with lids that shall be closed at all times.~~
- ~~6. No discarded parts shall be stored behind building.~~

~~**VOTE: 5-0** Voting in favor were Commissioners: DiMatteo, Foley,  
Neville, Grise, Smilowitz  
**Opposed-0**~~

~~**Petition Unanimously approved.**~~

~~\*\*\*\*\*  
\*\*\*\*\*~~

~~**#9-13 17 Grassmere Avenue** Petition of M&R Auto, LLC, seeking location approval  
for a Motor Vehicle Dealers/Repairers License for a period of five (5) years per  
plans on file.  
**IG Zone**~~

~~At the regular meeting of the Zoning Board of Appeals, immediately following the public  
hearing, the following action was taken:~~

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Commissioner Foley made a motion to grant the petition; second by Commissioner Grise. The Commissioner GriseSmilowitzGriseSadinskyNevilleSmilowitzDiMatteo. Sadinskymilowitz VOTE: 5-0 Unanimously Approved.

1. This approval is granted for a period of (3) three years. At that time a renewal notification of requirements will be sent. Failure to renew will void the application approval.
2. The hours of operation shall be:  
Monday-Friday 8:00a.m. 8:00p.m.  
Saturday 8:00a.m. 1:00p.m.
3. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.
4. No junk vehicles shall be stored outside the building.
5. No discarded parts shall be kept outside the building.
6. No storage of towed vehicles is permitted.

VOTE: 5-0 Voting in favor were Commissioners: DiMatteo, Foley,  
Neville, Grise, Smilowitz  
Opposed-0

Petition Unanimously approved.

\*\*\*\*\*

#10-13 1019 New Britain Avenue Petition of Chadi Chreih, d.b.a. Chadrad Motors,  
seeking location approval for a Motor Vehicle Dealers/Repairers License for a  
period of five (5) years per plans on file.  
BG Zone

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Smilowitz made a motion to grant the petition; second by Commissioner Foley. The Board made its decision to renew the petition with the following conditions:

- This approval is granted for a period of one (1) year due to non-compliance with the approved site plan. At that time a renewal notification of requirements will be sent. Failure to renew will void the application approval.
- The hours of operation shall be:  
Monday-Friday 9:00a.m. 6:00p.m.  
Saturday 9:00a.m. 3:00p.m.
- The subject property must be in full compliance with the approved site plan SP #1141 at the time of renewal.
- Parking area shall be striped in accordance with the approved site plan
- Parking of employee vehicles as well as vehicles for sale shall be limited to the parking areas specifically designated on the approved site plan.
- The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.
- No junk vehicles shall be stored outside the building.
- No discarded parts shall be kept outside the building.
- No storage of towed vehicles is permitted.

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~~Existing Fence must be maintained in good condition at all times.~~  
Commissioner ~~Grise~~~~Smilowitz~~~~Grise~~~~Sadinsky~~~~Neville~~~~Smilowitz~~~~DiMatteo~~. ~~Sadinskymilowitz~~  
VOTE: ~~5~~~~4~~~~5~~-0 Unanimously Approved.

VOTE: ~~5~~-0 Voting in favor were Commissioners: ~~DiMatteo, Foley,~~  
~~Neville, Grise, Smilowitz~~  
~~Opposed-0~~

~~Petition Unanimously approved.~~

~~#11-13 96 Hunter Drive~~ Petition of Bret Bowin (architect) requesting a variance to  
Section 177-20, Obstructions in Yards. Requesting a +/- 3' 5" variance on south  
side of the property for the construction of a one-story addition per plans on file.  
~~R-20 Zone~~

~~At the regular meeting of the Zoning Board of Appeals, immediately following the public  
hearing, the following action was taken:~~

~~Commissioner Grise made a motion to grant the petition; second by Commissioner Foley. In  
reaching its decision, the Board found the following conditions to exist:~~

- ~~Granting of the variance is in harmony with the purpose and intent of the West  
Hartford Code of Ordinances.~~
- ~~Variance request is minor and will not adversely impact neighboring properties.~~
- ~~There are unique conditions especially affecting the land and structure for which  
this variance was sought~~
- ~~A permit must be obtained prior to any construction activity and an as-built  
survey must be submitted prior to CO issuance.~~

VOTE: ~~5~~-0 Voting in favor were Commissioners: ~~DiMatteo, Foley,~~  
~~Neville, Grise, Smilowitz~~  
~~Opposed-0~~

~~Petition unanimously approved.~~

~~#12-13 54 Ledyard Road~~ Petition of V.J. Dowling, Jr. (RO) requesting a variance to  
Section 177-20(D), Obstructions in Yards. Requesting a variance to the  
maximum 4' height requirement for fences forward of the Building Line for the  
construction of a partial stone wall with fence, stone pillars, and driveway gate  
per plans on file.  
~~R-20 Zone~~

~~At the regular meeting of the Zoning Board of Appeals, immediately following the public  
hearing, the following action was taken:~~

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Commissioner ~~Grise~~~~Smilowitz~~~~Grise~~~~Sadinsky~~~~Neville~~~~Smilowitz~~~~DiMatteo~~. ~~Sadinsky~~~~milowitz~~  
VOTE: ~~5~~~~45~~-0 Unanimously Approved.

~~Commissioner Foley made a motion to grant the petition; second by Commissioner~~  
~~DiMatteo. In reaching its decision, the Board found the following conditions to exist:~~

- ~~— The property is unique in its scale and orientation such that the strict application of the zoning ordinances would be both inappropriate and would deny the applicant reasonable use of the land.~~
- ~~— Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.~~
- ~~— The variance is in character with the surrounding properties of similar scale and historical significance.~~
- ~~— A permit must be obtained prior to any construction activity.~~

VOTE: ~~5~~-0 Voting in favor were Commissioners: ~~DiMatteo, Foley,~~  
~~Neville, Grise, Smilowitz~~  
~~Opposed-0~~

Petition unanimously approved.

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#13-13 60-62 Bretton Road Petition of J. Saunders (RO) requesting a variance to  
Section 177-6(E) and 177 Attachment 4, Standards for Multi-Family Residence  
Districts. Requesting a variance to the 2.5 story height limitation for the  
installation of dormers in the existing third floor apartment per plans on file.  
RM-3R

At the regular meeting of the Zoning Board of Appeals, immediately following the public  
hearing, the following action was taken:

~~Commissioner Foley made a motion to grant the petition; second by Commissioner Grise.~~  
~~In reaching its decision, the Board found the following conditions to exist:~~

- ~~— Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.~~
- ~~— Variance request is minor and will not adversely impact neighboring properties.~~
- ~~— Variance is in character with the surrounding properties.~~
- ~~— A permit must be obtained prior to any construction activity.~~

VOTE: ~~5~~-0 Voting in favor were Commissioners: ~~DiMatteo, Foley,~~  
~~Neville, Grise, Smilowitz~~  
~~Opposed-0~~

Petition unanimously approved.

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Commissioner ~~Grise~~~~Smilowitz~~~~Grise~~~~Sadinsky~~~~Neville~~~~Smilowitz~~~~DiMatteo~~. ~~Sadinskymilowitz~~

VOTE: ~~5~~45-0 Unanimously Approved.

~~#5-13~~ ~~28 Cody Street~~ Petition of Silva Automotive seeking location approval for a Motor Vehicle Dealers/Repairers License for a period of one (1) year per plans on file. ~~IG Zone~~

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~~At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:~~

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~~Commissioner Foley made a motion to grant the petition. Second by Commissioner Grise. The Board made its decision to renew the petition with the following conditions:~~

- ~~1. This approval is granted for a period of (1) one years. At that time a renewal notification of requirements will be sent. Failure to renew will void the application approval.~~
- ~~2. The hours of operation shall be:~~

<u>Repairs and Sales</u>	
<u>Monday-Friday</u>	<u>8:00a.m.- 5:00p.m.</u>
<u>Weekend</u>	<u>8:00a.m.- 1:00p.m.</u>
- ~~3. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.~~
- ~~4. No outdoor storage of discarded tires or parts.~~
- ~~5. No junk vehicles may be stored on site.~~
- ~~6. Grassed lawn areas may not be utilized for motor vehicle parking.~~

~~VOTE: 4-0~~ ~~Voting in favor were Commissioners Grise, Foley, Neville and Smilowitz~~

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~~Opposed - 0~~

~~1~~  
~~Petition Unanimously approved.~~

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~~#1-13~~ ~~14 Coolidge Road~~ Petition of M.S. Rosenblit for renewal of a Special Exception in order to operate a law office as a Customary Home Occupation as an accessory use to the residence for a period of five (5) years per Section 177-49 (C) of the Zoning Ordinances per plans on file.  
~~R-13 Zone~~

~~At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:~~

~~Commissioner Sadinsky made a motion to grant the petition. Second by Commissioner DiMatteo. The Board made its decision to grant the petition with the following conditions:~~

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- ~~1. This permission is granted for a period of five (5) years. At that time you will be notified of the requirement to renew this permit. Failure to renew will render this approval void.~~
- ~~2. The hours of operation shall be:~~

<u>Monday-Friday:</u>	<u>9:00a.m.- 5:00p.m.</u>
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~~3. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.~~

~~4. No signage.~~

~~5. No employees.~~

~~6. Client parking must be on the driveway, on site.~~

~~7. Only one client at a time may be seen on the premises (no overlapping of clients).~~

~~VOTE: 5-0 Voting in favor were Commissioners Foley, Sadinsky, Smilowitz, Grise, DiMatteo~~

~~Opposed-0~~

~~Petition Unanimously Approved.~~

~~#42-12 101 Talcott Road Petition of Kenneth Feldmose, d.b.a. Talcott Transmissions, requesting a renewal of location approval for a Used Car Dealers/Repairers License for a period of five (5) years per plans on file.~~  
~~IG ZONE~~

~~At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:~~

~~Commissioner Sadinsky made a motion to grant the petition. Second by Commissioner Grise. Commissioner DiMatteo was seated for Commissioner Neville. The Board made its decision to renew the petition with the following conditions:~~

~~1. This approval is granted for a period of (5) five years. At that time a renewal notification of requirements will be sent. Failure to renew will void the application approval.~~

~~2. The hours of operation shall be:~~

~~Monday-Friday 8:00a.m.-5:30p.m.~~

~~Saturday 8:00a.m.-12:00p.m.~~

~~Sunday No hours of operation~~

~~3. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.~~

~~4. No outdoor storage of discarded tires or parts.~~

~~5. No junk vehicles may be stored on site.~~

~~6. Grassed lawn areas may not be utilized for motor vehicle parking.~~

~~VOTE: 5-0 Voting in favor were Commissioners Sadinsky, DiMatteo, Smilowitz, Foley and Grise~~

~~Opposed-0~~

~~Petition Unanimously approved.~~

~~\*\*\*\*\*~~

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~~#2-13 637 New Park Avenue~~ Petition of S. Sena Jr. seeking location approval for a Motor Vehicle Dealers/Repairers License for a period of one (1) year per plans on file.  
~~IG Zone~~

~~At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:~~

~~Commissioner Grise made a motion to grant the petition. Second by Commissioner Sadinsky. Commissioner Doyle was seated for Commissioner Neville. The Board made its decision to renew the petition with the following conditions:~~

- ~~1. This approval is granted for a period of (1) one year. At that time a renewal notification of requirements will be sent. Failure to renew will void the application approval.~~
- ~~2. The hours of operation shall be:~~

	<del>Repairs and Sales</del>
<del>Monday-Friday</del>	<del>8:00a.m. - 5:00p.m.</del>
<del>Saturday</del>	<del>8:00a.m. - 12:00p.m.</del>
<del>Sunday</del>	<del>No hours of operation</del>
- ~~3. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.~~
- ~~4. No outdoor storage of discarded tires or parts.~~
- ~~5. No junk vehicles may be stored on site.~~

~~VOTE: 5 0~~ Voting in favor were Commissioners Sadinsky, Doyle, Smilowitz, Foley and Grise  
~~Opposed 0~~

~~Petition Unanimously approved.~~

~~#43-12 195 Ridgewood Road~~ Petition of Donald Benner, requesting a variance to section 177-20 (D), Obstructions in yards. Requesting a +/- 1' 7" variance to the required 10' side yard setback requirement for the construction of a one-story addition at the rear of the home per plans on file.  
~~R-10 ZONE~~

~~At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:~~

~~Commissioner Doyle made a motion to grant the petition; second by Commissioner Sadinsky. Commissioner Doyle seated for Commissioner Neville. In reaching its decision, the Board found the following conditions to exist:~~

- ~~Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.~~
- ~~Variance request is minor and will not adversely impact neighboring properties.~~

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~~Variance is in character with the surrounding properties.~~  
~~A permit must be obtained prior to any construction activity.~~

VOTE: 5-0 Voting in favor were Commissioners Foley, Doyle, Smilowitz, Sadinsky and Grise

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Petition unanimously approved.

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#3-13 988 New Britain Avenue Petition of M. Camillo d.b.a. West Hill Auto seeking location approval for a Motor Vehicle Dealers/Repairers License for a period of five (5) years per plans on file.  
BC Zone

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Sadinsky made a motion to grant the petition. Second by Commissioner Smilowitz. Commissioner DiMatteo was seated for Commissioner Neville. The Board made its decision to renew the petition with the following conditions:

1. This approval is granted for a period of (5) five years. At that time a renewal notification of requirements will be sent. Failure to renew will void the application approval.
2. The hours of operation shall be:  
Repairs  
Monday-Friday 7:30a.m. 4:30p.m.
3. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.
4. No outdoor storage of discarded tires or parts.
5. No junk vehicles may be stored on site.
6. No storage of towed vehicles is permitted.

VOTE: 5-0 Voting in favor were Commissioners Sadinsky, DiMatteo, Smilowitz, Foley and Grise  
Opposed-0

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Petition Unanimously approved.

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#4-13 610 Fern Street Petition of D. Sterling seeking a variance to Section 177-2 (Lot, Rear) of the Zoning Ordinances for a +/- fifteen (15) foot variance to the required twenty (20) foot side yard setback for rear lots in this zone, both to legalize an existing non-conforming structure on the east side of the lot, as well as to meet the standards for the creation of a rear lot per plans on file.  
R-10 Zone

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Doyle made a motion to grant the petition; second by Commissioner Grise. Commissioner Foley recused himself. Commissioner Doyle seated for Foley. Commissioner DiMatteo seated for Neville. In reaching its decision, the Board found the following conditions to exist:

- Variance request was not necessary for the reasonable use of the property,
- Other options exist which would allow the property owner to pursue a lot split
- Variance request was not in harmony with the development pattern of the neighborhood.

VOTE: 0-5 Voting in favor: None

Opposed: Commissioners Sadinsky, Smilowitz, Grise, Doyle, and DiMatteo

Petition unanimously denied.

\*\*\*\*\*  
Commissioner ~~Foley~~ ~~Smilowitz~~ ~~Sadinsky~~ ~~Foley~~ ~~Doyle~~ made a motion to approve the minutes of ~~December 19~~ of ~~December 18, 2013~~ ~~November 20~~ ~~January 16~~ ~~February 20, 2013~~, 2012; second by Commissioner ~~Grise~~ ~~Smilowitz~~ ~~Grise~~ ~~Sadinsky~~ ~~Neville~~ ~~Smilowitz~~ ~~DiMatteo~~. ~~Sadinsky~~ ~~Smilowitz~~ VOTE: ~~5~~45-0 Unanimously Approved.  
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Election of Officers for 2013:

Commissioner Foley made a motion to elect Commissioner Neville as Chairperson for calendar year 2013; second by Commissioner Smilowitz.

VOTE: Unanimously Approved

Commissioner Foley made a motion to elect Commissioner Grise as Vice Chair for calendar year 2013; second by Commissioner Smilowitz.

VOTE: Unanimously Approved

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Discussion and vote on adopting the final draft of revised By Laws for the West Hartford Zoning Board of Appeals:

Commissioner Doyle made a motion to postpone until September 12, 2012; second by Commissioner Zydanowitz.

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Commissioner Doyle made a motion to approve the minutes of June 20, 2012; second by Commissioner Zydanowitz.

VOTE: Unanimously Approved.

\*\*\*\*\*

Commissioner ~~Foley~~ ~~Foley~~ ~~Foley~~ ~~Grise~~ ~~Sadinsky~~ ~~Grise~~ ~~Foley~~ ~~Neville~~ ~~Smilowitz~~ ~~Neville~~ made a motion to adjourn at ~~9:00~~7:40 pm; second by Commissioner ~~Sadinsky~~ ~~DiMatteo~~ ~~Smilowitz~~ ~~Grise~~ ~~Foley~~ ~~Sadinsky~~ ~~Doyle~~.

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~~VGrise.FoleyDiMatteo~~. VOTE: ~~545-0~~. Unanimously Approved.

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Respectfully Submitted,

Brian Pudlik  
Secretary to the Zoning Board of Appeals

Zoning\Shared Documents\ZBA\Minutes\2012\24\Jan15December18November20September18July17FebMarch20AprilMay15-17 Meeting  
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